

Attachment 6

Conditions of Approval for The Windy Hill Project (APPL. NO. PA2018-0087)

These Conditions of Approval apply to the City approval of the following entitlements requested by Windy Hill PV Fourteen MF LLC, the Applicant and Land Owner for the Windy Hill Project: Vesting Tentative Map, Development Agreement, Design Review, Conditional Use Permit, Grading Plan, Tree Permit, Outdoor Noise Exception, and Annexation. The Project also includes requests for: 1) An additional floor area allowance in exchange for Specified Public Benefits under Belmont Zoning Ordinance (BZO) Section 31.4.1(F); 2) An Exemption to Maximum Floor Plate as a Percent of First Floorplate Standards under BZO Section 31.4.1(H)(1); and 3) an Alternative to Window Transparency requirements Under BZO Section 31.4.1(K)), for properties at 1325 Old County Road, 1301 Old County Road, 1304 Elmer Street, And 633 O'Neill Avenue; APNs: 046-031-020, 045-013-030, 046-031-050, 046-031-070, & 046-031-080; (Appl. No. PA2018-0087: City Approvals).

I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:

Planning Division

1. The Land Owner is hereby notified, as required by Government Code §66020, that the approved plans, the conditions of approval, and the adopted City fee schedule found at www.belmont.gov constitute written notice of the description of the dedications, reservations, amount of fees and other exactions related to the project. As of the date of project approval, the 90-day period has begun in which Developer may protest any dedications, reservations, fees or other exactions imposed by the City. Failure to file a protest within the 90-day period in compliance with all of the requirements of Government Code §66020 will result in a legal bar to later challenging the dedications, reservations, fees or other exactions.
2. In the event of a conflict between the Development Agreement and the project entitlements, the terms of the Development Agreement shall control.
3. Indemnification. Land Owner hereby agrees to and shall indemnify, defend, and hold harmless City, any City agencies and their respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives (collectively, for the purposes of this condition, "City") from any and all loss, liability, fines, penalties, forfeitures, costs, and damages (whether in contract, tort, or strict liability, including but not limited to personal injury, death at any time, and property damage) and from any and all third party claims, demands, and actions in law or equity (including attorneys' fees and litigation expenses) directly or indirectly arising or alleged to have arisen out of or in any way related to: (a) the approval of the City Approvals; (b) any development or use of the Property under the City Approvals; and (c) any actions or inactions by the Land Owner or its contractors, subcontractors, agents, or employees in connection with the construction or improvement of the Property and the Project as defined in the development agreement; excepting to the extent arising from the

intentional acts or willful misconduct of City, its elected and appointed representatives, officers, agents, employees, contractors or subcontractors.

This indemnification and hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this condition, regardless of whether or not City prepared, supplied, or approved plans or specifications for the Property, but does not apply to damages and claims for damages caused by City with respect to public improvements and facilities after City has accepted maintenance responsibility for them.

4. Annexation of properties (1304 Elmer Street, and 633 O'Neill Avenue) and a portion of the public right-of-way on Old County Road (as identified on the applicant's annexation exhibit) into the City of Belmont shall be approved by the Local Agency Formation Commission, prior to review and approval of the project Final Map.
5. A Final Map meeting the requirements of the state Subdivision Map Act, and the City's Subdivision Ordinance shall be approved and recorded, prior to issuance of Grading or Building Permits.
6. Except as modified by these conditions of approval, or as required by subsequent project review, the Building Permit Plans shall be consistent with the approved Planning Plans, date stamped April 17, 2019 and inclusive of the architectural drawings (Sheets A0.0 through A0.7, A1.0 through A3.2 & Sheets 4.0 through 4.1); Civil Engineering Plans (Sheets C1.01 through C10.2); Landscape Plans (Sheets L1.0 through L3.0), and Lighting Plans (Sheets E1.0 through E1.2).
7. The plans submitted for a Building Permit shall include: a) a plan sheet that includes all project conditions of approval; b) boxed-out floor plans demonstrating that the apartment building would not exceed the maximum floor area permitted for the project; c) individual floor plans for each of the unit types and sub types (studio, one-bedroom, and two-bedroom); and d) floor plans for each level of the building that include a numbering and lettering system identifying each of the types of units and a table reflecting the total number of units in each category.
8. Exterior building materials shall be consistent with Elevation Drawing and submitted materials – Sheets A0.1 through A0.5, dated April 17, 2019, except for minor modifications approved by the Community Development Department, or as modified via an approved Design Review Amendment.
9. Fees. The applicant/developer agrees to pay all regulatory, connection, and impact fees including plan check, building permit, General Plan Maintenance, Park Impact, and Sewer Connection Fees, as specified by each respective City Ordinance or the City's Master Fee Schedule.

10. TDM Program. The applicant shall implement the TDM program as described in the approved TDM Plan. The applicant shall submit an annual TDM compliance report and pay a TDM review fee, as specified in the City's Master Fee Schedule
11. The applicant shall obtain Sign Program approval under Zoning Ordinance Section 23.10.02 (C), before the installation of any signage on site.
12. Final details for the installation of public streetscape improvements (i.e., specific design of all proposed street furniture, ADA-compliant decorative tree grates, lighting standards, etc.) shall be reviewed and approved by the Community Development Department in consultation with the Public Works and Park and Recreation Departments, prior to their installation.
13. All public improvements (frontage, streetscape, landscaping, lighting, public plaza, short term bicycle parking, and areas open to the public) shall be installed or constructed, prior to final Building Permit inspection.
14. The applicant shall submit plans and materials as necessary for evaluation of the proposed public art piece for review and approval by the Community Development Director in consultation with the Parks and Recreation Director, prior to issuance of a Building Permit. Installation of the public art piece at the center of the plaza shall occur prior to final Building Permit inspection for the project.
15. Prior to the issuance of a Building Permit, the applicant shall enter into a Memorandum of Understanding (MOU) with the City. Said MOU shall identify details of use, and management and maintenance responsibilities related to the project flex space (art-instruction use), plaza, lobby, public art installation, and bike kitchen. The applicant shall be responsible for the management and maintenance of all areas of the project site that are open to the public.
16. The applicant shall enter into a regulatory housing agreement with the City, prior to issuance of building permit. The agreement shall be consistent with the City's Inclusionary Housing Ordinance, and the Development Agreement requiring that 15% of the proposed dwelling units be made affordable for low income households (38 units).
17. All exterior lighting shall employ the use of cut-off fixtures to restrict the direction of the light in accordance with City standards. Lighting should be the minimum required for safety, but not result in undue glare off site. There shall be no floodlighting of landscape plantings, the apartment building, courtyards, or patios/decks. To ensure consistency with city standards for lighting and compliance with the submitted photometric plan, a final lighting review shall occur after installation of project lighting and before final Building Permit inspection.
18. Installation of roof mounted mechanical equipment shall be consistent with Elevation Drawings dated April 17, 2019. Roof mounted equipment shall be placed behind roof screens so as not to be visible from surrounding streets.

19. Prior to issuance of a Building Permit, the project noise consultant shall certify in writing that the submitted Building Plans include all required noise reduction recommendations specified in the project noise analysis (i.e., construction methods, increased insulation, noise baffling, etc.) to reduce interior noise levels below the City and State level of 45 dB. At minimum recommendations will include:

- Windows and doors of perimeter units shall be rated at STC 28 or greater to meet the interior noise threshold established by the City.
- Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residential units so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
- A qualified acoustical consultant shall review the final site plans, building elevations, and floor plans of the proposed residential buildings and make recommendations for noise insulation to reduce interior noise levels to 45 dBA DNL or less. Treatments would include, but are not limited to, forced-air mechanical ventilation systems, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.

20. Geotechnical Conditions

- a) Geotechnical Plan Review - Before submittal to the City, the Project Geotechnical Consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, building set-backs, site drainage improvements and design parameters for foundations, retaining walls and access driveway/garage) to ensure that their recommendations have been properly incorporated. The consultant shall ensure that the geotechnical design recommendations comply with the most current seismic design parameters of the California Building Code.

The results of the geotechnical plan review and updated geotechnical design recommendations shall be summarized by the Project Geotechnical Consultant in a letter and submitted to the city for review and approval prior to issuance of building permits.

- b) Geotechnical Field Inspection –The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls

prior to the placement of steel and concrete. The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a certification letter and submitted to the City Engineer for review prior to final (granting of occupancy).

21. Pursuant to GP EIR Mitigation Measure AQ-1, the applicant shall require their contractors, as a condition of contract, to further reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on an EPA-approved Tier 4 or newer engine. Exemptions can be made for specialized equipment where Tier 4 engines are not commercially available within 200 miles of the project site. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA- approved Tier 3 engine. ARB regulations will result in the percentage of Tier 4 engines increasing over the next several years.
22. Pursuant to GP EIR Mitigation Measure AQ-2, the applicant shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.
23. Pursuant to GP EIR Mitigation Measure AQ-3, the applicant shall require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used during construction. The project applicant will submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.
24. Pursuant to GP EIR Mitigation Measure AQ-4, the applicant shall require their contractors, as a condition of contract, to reduce construction-related fugitive dust by implementing BAAQMD's basic control measures at all construction and staging areas. The following measures are based on BAAQMD's current CEQA guidelines.
 - a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and un- paved access roads) will be watered two times per day.
 - b) All haul trucks transporting soil, sand, or other loose material offsite will be covered.
 - c) All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d) All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph.
 - e) All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
 - f) Post a publicly visible sign with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person will respond and

take corrective action within 48 hours. The phone number of the District will also be visible to ensure compliance.

25. Pursuant to GP EIR Mitigation Measure AQ-5, the developer(s) shall provide education for residential and commercial tenants concerning green consumer products. Prior to receipt of any certificate of final occupancy, the project sponsors shall work with the City of Belmont to develop electronic correspondence to be distributed by email to new residential and commercial tenants that encourages the purchase of consumer products that generate lower than typical VOC emissions. Examples of green products may include low-VOC architectural coatings, cleaning supplies, and consumer products, as well as alternatively fueled landscaping equipment.

26. Human Remains

If any human remains are discovered or recognized in any location on a project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- a) The San Mateo County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and
- b) If the remains are of Native American origin:
 - i. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or
 - ii. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

27. Nesting Birds

To minimize potential impacts on nesting raptors, the applicant shall either: 1) Avoid construction activities (i.e., tree removal, demolition, grading, and construction) during the active nesting season (between August and February); or 2) Conduct pre-construction surveys for nesting raptors and provide appropriate buffer zones, if construction has the potential to impact nesting birds.

Note: Pre-construction surveys shall be conducted by a qualified biologist or ornithologist in order to ensure that no raptor nests will be disturbed during project implementation. This survey will be conducted no more than 15 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the biologist will inspect all trees in and immediately adjacent to the impact areas for raptor nests. If an active raptor nest is found close enough to the construction area to be disturbed by these activities, the ornithologist, in consultation

with the California Department of Fish and Wildlife Service, will determine the extent of a construction-free buffer zone to be established around the nest.

28. Cultural Resources

- a) A qualified archaeologist shall conduct preconstruction auger testing, as identified in the Cultural Resources Analysis prepared for the project. A letter with the results of the auger testing shall be submitted to the Community Development Department, prior to issuance of grading or building permits.
- b) All earthmoving activities for the project shall be monitored by a qualified professional archaeologist. A report on the results of the monitoring shall be submitted to the Community Development Department, prior to the construction of the building foundation.
- c) Prior to issuance of building permits, the applicant shall demonstrate that construction crews have proper training for the discovery, handling and retention methods for paleontological, archeological and/or cultural resources found at the project site. Project personnel should not collect cultural resources. Prehistoric resources include: chert, or obsidian flakes, projectile points, mortars and pestles, dark, friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include: stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits or bottle dumps.
- d) In the event that paleontological, archaeological, and/or cultural resources are encountered during construction activities, all construction activity in the area of the find shall be halted, and the Community Development Director shall be notified; an archaeologist shall examine the find and make appropriate recommendations. A plan for the mitigation of impacts to the resources will be prepared and submitted to the City of Belmont for approval. Additional CEQA review may be required depending upon the evaluation of the find.

29. Green House Gases

Pursuant to the General Plan EIR Section for Energy, Green House Gas (GHG), and Climate Change (Mitigation Measure AQ-2 and Action 5.10-3.a), the Land Owner shall demonstrate the following:

- a) A minimum of 10% of the construction materials shall be acquired (sourced) within 100 miles of the planning area. Documentation shall be provided before the final building permit inspection.
- b) A minimum of 50% of the construction waste generated by this project shall be recycled or salvaged for use. Documentation shall be provided before the final building permit inspection. Sample forms located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance.

- c) Prior to issuance of a building permit, the applicant shall provide documentation (i.e., construction contracts or signed agreements) demonstrating that all contractors and subcontractors agree to operate all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of work on renewable diesel (such as Diesel high performance renewable).

30. Hazardous Materials

- a) The applicant shall engage the services of a qualified hazardous materials abatement specialist to: 1) Conduct a survey for hazardous materials (e.g., lead, Polychlorinated biphenyls, asbestos, mold, mercury, etc.) in the existing structures, prior to demolition; and 2) remove any hazardous materials in compliance with all pertinent regulations regarding handling and disposal of these hazardous materials, including City demolition permit requirements.
- b) A Health and Safety Plan (HSP) pursuant to the Occupational Health and Safety Administration Standard “Hazardous Waste Operations and Emergency Response” guidelines (29 CFR 1910.120) and the California Occupational Health and Safety Administration “Hazardous Waste Operations and Emergency Response” guidelines (CCR Title 8, Section 1592), shall be submitted to the City Building Division, prior to issuance of any demolition, grading or building permits. A plan sheet shall be prepared noting the requirements of the HSP as a part of the demolition, grading and building permit submittal.
- c) A qualified environmental consultant (as identified in the project GMP) and a licensed contractor with a Hazardous Substance Removal Certification from the State of California shall be on site during demolition, grading and trenching activities to oversee operations. This requirement shall be noted on the plans approved for demolition, grading and construction. No permits shall be issued in absence of noting and fulfilling this requirement.
- d) The Project site shall be posted with a sign on all four sides identifying the name and telephone number of the project sponsor and environmental consultant. Contact information will be provided for the public to report visible dust so that fugitive dust can be promptly addressed. The contact information will allow for a “visible dust alert” hotline that is monitored by the responsible person (or designee) during construction hours and allows for voice messaging at all other times.
- e) A schedule of the anticipated demolition, grading and construction operations shall be prepared that identifies the types of activities and duration of the activities on the Project site. The Project sponsor shall mail the schedule to the owners and occupants of property within a 300-foot radius of the Project site no less than two weeks prior to the start of demolition, grading or construction. Proof of mailing shall be provided to the Planning Division. The schedule shall be posted on the jobsite visible from all four sides of the project site.

- f) The soil and groundwater management plan approved by SMCEH's Groundwater Protection Program (SMCEH-GPP), shall be submitted to the City Building Division, prior to issuance of any demolition, grading or building permits. A plan sheet shall be prepared noting the requirement to follow the approved soil and groundwater management plan, and all of provisions of the Site Management Plan as a part of the demolition, grading and building permit submittal. Said plan sheet shall also include the November 15, 2018 approval letter from SMCEH-GPP, and the following conditions:
- i. All soil removed for the construction of a subterranean parking garage shall be disposed off-site at an appropriately licensed landfill. It is the responsibility of the property owner representative, Windy Hill Property Ventures, and the lead environmental consultant, PES, to ensure that soil management and disposal procedures are followed.
 - ii. Construction generated groundwater shall be disposed under permit to the local sanitary sewer (or a NPDES permit if sewer discharge cannot be obtained).
 - iii. PES shall collect soil gas samples from the locations of elevator pits at the time of construction to confirm soil gas quality in these locations. DTSC's 2015 Active Soil Gas Investigations guidance shall be followed.
 - iv. If previously unidentified contamination is discovered during construction, additional lateral and vertical assessment to residential ESLs will be required. If contamination exceeding residential ESLs is proposed to be left in place, it must be fully justified.
 - v. It is the responsibility of the property owner representative, Windy Hill Property Ventures, and the lead environmental consultant, PES to inform GPP with regard to the project schedule and completion.
 - vi. A comprehensive report, including results of soil disposal manifests/receipts, groundwater discharge and permits, associated laboratory reports, and soil gas sample results, shall be submitted to GPP following completion of site activities.
31. The project Arborist shall: a) Prepare an updated evaluation of tree protection measures (for the four redwood trees to be retained on the adjacent property), based on final approved plans (building and grading), prior to issuance of permits; b) Monitor construction activities near the trees expected to be retained and protected at the site; and c) Prepare a final letter for submittal to the Community Development Department regarding the success or the tree protection measures.
32. Demolition waste shall either be used on-site or separated and trucked to certified recyclers in conformance with CalGreen standards. All solid waste generated on-site shall be disposed of in accordance with all applicable federal and State regulations related to solid waste.

33. Prior to issuance of a building or grading permit, the Applicant or its contractor shall prepare a construction management plan for review and approval by the Public Works Department in consultation with the Building Division. The plan shall include at least the following items:
 - a. Development of a construction truck route that appears on all construction plans to limit truck and auto traffic on nearby streets.
 - b. Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hour traffic hours, detour signs if required, lane closure procedures if required, sidewalk closure procedures if required, cones for drivers, and designated construction access routes.
 - c. Evaluate the need to provide flaggers or temporary traffic control at key intersections along the haul route.
 - d. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
 - e. Location of construction staging areas for materials, equipment, and vehicles if there is insufficient staging area within the project work zone.
 - f. Identification of haul routes and times for movement of construction vehicles that will minimize impacts on vehicular and pedestrian traffic, circulation and safety, and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the City and its contractor.
 - g. A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an on-site complaint manager.
 - h. Documentation of road pavement conditions for all routes that would be used by construction vehicles both before and after project construction. Roads found to have been damaged by construction vehicles shall be repaired to the level at which they existed prior to project construction.
34. The approval or conditional approval of a Tentative Map shall be valid for a period of twenty-four (24) months from the date of approval by the City Council. Such approval or conditional approval may be extended for a period not to exceed two (2) additional years by the City Council upon written request, providing such request is made prior to the expiration of the approval or conditional approval period.
35. Any failure to record a Final Map within two (2) years from the approval or conditional approval of the Tentative Map, or any extension thereof granted, shall terminate the Vesting Tentative Map, however the applicant may re-apply for the Vesting Tentative Map consistent with and subject to the terms of the Development Agreement.
36. A Final Map shall be prepared in conformance with the approved Vesting Tentative Map and presented to the City Clerk after a certificate has been executed by the City Engineer, and the registered civil engineer or licensed land surveyor who prepared the map, certifying compliance with all conditions of approval.

37. The Final Map shall meet all requirements of a Vesting Tentative Map, as set out in the California Subdivision Map Act and the City of Belmont Subdivision Ordinance, and when improvements or dedications are required, shall be accompanied by a guaranty of title, any separate instruments of dedication or deeds and improvement agreement.
38. Prior to the recordation of the Final Map, the subdivider shall submit one set of reproducible Mylar drawings and specifications of all “as built” improvements, all engineering calculations, soils report and other information required by the City Engineer and Building Official. The City shall retain the information for the life of the structure.

Mid-Peninsula Water District (MPWD)

39. The applicant shall demonstrate that the final landscape plan has been reviewed and approved by the Mid-Peninsula Water District (MPWD), and is consistent with MPWD’s Water Efficient Landscape Ordinance (WELO), prior to installation of landscaping. A post installation certification from MPWD is also required prior to final building permit inspection. Contact the MPWD Water Conservation Administrative Specialist at (650) 591-8941 or jeanettek@midpeninsulawater.org for more information.

Building Division

1. The building permit submittal shall be in conformance with the approved project plans (PA2018-0087).
2. The applicant shall obtain all required permits.
3. The building plans shall specify that the 2016 California Code of Regulations as amended by the State of California and all applicable City of Belmont ordinances will be employed during this project.
4. This project is subject to the School Facilities Fee. Proof of payment must be presented to the City of Belmont before the permit will be issued. Contact the Sequoia Union School District directly for further information.
5. Pursuant to the Belmont Fire Protect District, Ordinance #2016-01, CFC Section 903, the building will receive a fire sprinkler system and the plan will be a deferred submittal.
6. Pursuant to Regulation 6, Rule 3 per the Bay Area Air Quality Management District, effective January 1, 2009, no person or builder shall commence construction of a new building or structure permitted to contain or containing a wood-burning device or install a new wood-burning device resulting from a remodel unless the device meets the requirements of Section 6-3-303. Any gas fueled heating device or electric-powered heating device is allowed under this standard.
7. The project is subject to an engineered retaining wall design requirement, pursuant to the California Building Code.

8. Belmont City Code requires a soils and engineering geology report for all new or substantially altered foundations. Provide such a report and a letter from the geotechnical engineer confirming that the foundation plan has been reviewed and that it has been determined that the recommendations in the soils report are properly incorporated into the plans.
9. Provide a record of survey.
10. Amend the plans to show the location of all transformers, fire standpipes, and back flow preventers.
11. All construction and related activities (not including grading) may only be conducted during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m., Saturdays. Grading may occur between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction activity (including grading) or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.
12. The applicant shall post hours of operation and phone numbers for noise complaints.
13. A minimum of 65% of the construction waste generated by this project shall be recycled or salvaged for use. Documentation shall be provided before the final inspection. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance. CALGreen Section 4.408.

II COMPLY WITH THE FOLLOWING CONDITIONS OF THE SAN MATEO CONSOLIDATED FIRE DEPARTMENT:

1. The building shall be provided with an Automatic Fire Extinguishing System. The project plans shall indicate the locations of any of the following devices: Double Detector Check Valve, Post Indicator Valve, Fire Department Connection, Fire Sprinkler Riser located on the Exterior of the Building, and Fire Alarm Horn Strobe.
2. This building is required to be provided with an Emergency Power Source for Life-Safety Systems. Please show the location of the generator, identify the fuel source, location of any fuel tanks and the storage capacity (in gallons) and setback distances to property lines and all structures.
3. Identify the location of the nearest Fire Hydrant on the project site plan.
4. General Notes

The Building Plans shall have the following General Notes provided on the cover sheet:

- a. This building shall be provided with a Knox Key-Lock Box. Please contact Fire Prevention to determine an approved location for its installation. Show the approved location on the plans.
- b. A separate application and permit are required for the installation or alteration of any Automatic Fire Extinguishing System. The application shall be made by either a Registered Engineer or by the Licensed Fire Sprinkler Contractor who will be performing the work. This application shall include any Fixed Fire Protection System. A valid Permit and Approved Plans shall be at the jobsite at all times.
- c. Prior to application for a Fire Sprinkler Permit, the applicant shall submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650-591-8941 to coordinate review of the project.
- d. A separate application and permit are required for the installation or alteration of any Fire Alarm, or Water-flow Monitoring System. This application shall include the interconnection of any Fixed Fire Protection System to an Alarm System where provided.
- e. A valid Permit and Approved Plans shall be at the jobsite at all times.
- f. A separate application and permit are required for the installation of any underground fire service lines. Application shall be made by a Registered Engineer or by either a General Engineering Contractor or a Licensed Fire Sprinkler Contractor, who will be performing the work.
- g. Every building, or structure, shall be provided with an address. Numerals shall be located where clearly visible from the street or roadway upon which it fronts. Residential Structures shall have numerals a minimum of 4 inches in height and of ½ stroke.
- h. Commercial Structures shall have numerals a minimum of 6 inches in height and ¾ inch stroke. Numerals shall be of contrasting color to their background and illuminated at night. Numerals shall be white in color where located upon glazing.
- i. Provide Fire Control room on street level. This rated room shall have an exterior door access. The fire pump may be located in the basement but the controls for the fire pump must be in the control room.
- j. Change comment to reflect 250' spacing of fire hydrants per policy. The spacing submitted conforms, but the language needs to be changed.
- k. Show ladder pad locations.

- l. Knox Key-Lock Boxes are required to be installed. Locations to be minimally at the front entry and the fire control room.
- m. Fire inspections are available Monday through Friday, 8:00 am to 4:00 pm. Call 650-522-7940 a minimum of 48 hours in advance to place your inspection request.
- n. On plans submitted for a Building Permit, show the location of all required Smoke Alarms and Carbon Monoxide Alarms, in accordance with CRC Sections 314 & 315.
- o. On plans submitted for a Building Permit, identify the size of bedroom windows, demonstrating that they meet egress requirements of CRC 310.
- p. In accordance with the Municipal/Regional Stormwater Permit, no fire sprinkler system drain shall discharge into any Storm Drain System. The system shall discharge to either a landscape area large enough to contain the outflow, or to the Sanitary Sewer by means of an indirect connection. Indicate the location of the Fire Sprinkler System drain on plans submitted for a building permit.

III COMPLY WITH THE FOLLOWING CONDITIONS OF THE BELMONT POLICE DEPARTMENT:

Construction

1. All activities shall be subject to the requirements of the Belmont Noise Ordinance
2. No debris boxes or building materials shall be stored on the street, unless specifically permitted by the City of Belmont.
3. Flag person(s) shall be required for closures and positioned at both ends of any closure.
4. A 24-hour written notice to and approval from the Police Department (PD) is required before any lane closure; contact PD Traffic Unit or Watch Commander for approvals.
5. A signage plan is required for roadway closures/detours – this plan must be approved by the PD Traffic Unit.
6. The applicant shall provide a security plan to the Police Department plan for the construction period, prior to issuance of a building permit. Said plan shall, at minimum, include: lighting, surveillance, physical security of property, and securing of any tools, equipment and/or materials left on site. The Police Department shall also be provided 24-hour emergency contact information for the contractor and owner. Deliver information by Belmont PD – Attn: Sgt. Hussey or via email to chussey@belmont.gov.

Operational Signage

7. A final signage plan shall be reviewed and approved by the Police Department, prior to issuance of Building Permit. Said plan shall include the following:
 - a) Karen Rd is a private road, and the vehicle code is not enforceable unless certain conditions are met (see 21107.6 CVC & 21107.7 CVC). The applicant shall provide adequate signage as suggested by the CA MUTCD for their proposed parking restrictions and circulation.
 - b) The applicant shall provide appropriate signage advising drivers how to properly utilize the back in diagonal parking requires.

Security / Access / Safety

8. Prior to issuance of building permits, the applicant shall submit an access plan for review and approval by the Police Department. Said plan shall specifically identify:
 - a) Methods of police access. The applicant shall specify the methods of police access proposed, whether through access codes, access keys, etc. [note PD does not have access to Knox boxes like the Fire Department].
 - b) Areas of Access. The Police Department shall be provided with assured immediate access to all public areas (walkways, courtyards, stairwells, rooftop) at all times). The Police Department shall also be assured access to any secured emergency access easements/gates/pathways.
9. The applicant shall post no Trespassing signs, (per 602 PC, required to be posted around property to discourage unauthorized entry and aid in criminal prosecutions for trespassing/theft).
10. Skateboard deterrents shall be installed on the concrete sitting walls and benches around the property to prevent damage/vandalism.
11. The applicant shall submit a numbering system to be used for identifying the units, prior to issuance of Building Permit. The numbering system shall be used that identifies each unit by floor and wing, to aid in being able to identify and respond to the correct apartment quickly in the event of an emergency.
12. Any burglar alarm shall be registered with the PD per BCC 18-50 et. seq.
13. A minimum roadway width of 12' must be maintained at all times for emergency access.
14. The property address must be clearly posted at all times during and after construction, visible and legible from entire roadway frontage(s).
15. A final lighting plan shall be submitted for review and approval by the Police Department in consultation with the Public Works Department. Said plans shall specifically address

crosswalk lighting at intersections of Old County Road & O'Neill Avenue and Old County Road & Karen Road, to ensure pedestrians can be adequately seen during hours of darkness.

Certification of Approved Final Conditions:

Damon DiDonato, Principal Planner

Date